

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **July 10, 2006**

Members Present-

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator/Vice-Chairperson, Skip Lukert-Building Official, Jennifer Kitchens-Clerk of Court, Marie Keenum-911 Coordinator, Michael Springstead-Springstead Engineering, Meredith Kirste-Attorney, Dale Parrett-Public Works, Dan Hickey-Fire Services, Brad Cornelius-Planning Manager, and Karen Parker-Secretary.

The meeting convened at 2:00 p.m.

Mr. Springstead joined the Committee as County Engineer for the Villages projects.

Approval of Minutes-

Mrs. Webb made a motion to approve the minutes from June 26, 2006. Mr. Lukert seconded the motion and the motion carried.

NEW BUSINESS:

VOS – Sandhill Villas – Major Development – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requested final plat approval to develop a 62-lot/3-tract subdivision. All comments were received and will be addressed. Mrs. Webb, Mrs. Keenum, Ms. Kitchens, Mr. Lukert, Ms. Kirste, Mr. Hickey, Mr. Springstead, and Mr. Parrett had no comments.

Mrs. Webb moved to approve the final plat subject to all comments being addressed on the revised mylar. Mr. Lukert seconded the motion and the motion carried.

VOS – Unit 170 – Major Development – Preliminary Review

Chris Germana, Kimley-Horn and Associates, Inc., was present and requested preliminary approval to develop a 303-lot subdivision. Mrs. Webb's comments consisted of correcting the note "match line – see sheet 09", listing the plat book and page number for the northern property boundary, listing the type of screening along CR 121, and along the southern property boundary and who will be responsible for the maintenance of the screening, clarifying the dotted line on lots 8-36, and showing a 20' buffer on lots 8-36. Mrs. Keenum, Ms. Kitchens, Mr. Lukert, Ms. Kirste, Mr. Hickey and Mr. Parrett had no comments. Engineering comments consisted of the straight lengths of all minor local roads being less than 1000 feet, showing what the dashed line on Buttonwood Run across the rear lot lines represents, and correcting the match lines referenced on sheet 9 since there are only 8 sheets.

Mrs. Webb moved to approve the preliminary plan subject to all comments being addressed on the revised plan. Mrs. Keenum seconded the motion and the motion carried.

VOS – Hallandale Villas – Major Development – Preliminary Review

Kimberly Burgess, Mid-State Engineering, was present and requested preliminary approval to develop an 88-lot subdivision. Mrs. Webb's comments consisted of correcting the vicinity map, showing a "no outlet" sign posted at the subdivision entrance (if needed), and correcting the error in the legal description. Mrs. Keenum, Ms. Kitchens, Mr. Lukert, Ms. Kirste, Mr. Hickey, and Mr. Parrett had no comments. Engineering comments consisted of providing a 10 mph speed limit sign and indicating the emergency access location on the plans.

Mrs. Webb moved to approve the preliminary plan subject to all comments being addressed on the revised plan. Mrs. Keenum seconded the motion and the motion carried.

VOS – Oviedo Villas – Major Development – Preliminary Review

Kimberly Burgess, Mid-State Engineering, was present and requested preliminary approval to develop a 53-lot subdivision. Mr. Parrett, Mr. Hickey, Ms. Kirste, Mr. Lukert, and Ms. Kitchens had no comments. Engineering comments consisted of the signage and marking plan needing to indicate what the signs designate, adding a no outlet and speed limit sign, and indicating the emergency access location on the plan. Mrs. Keenum discussed the name of the subdivision. Mrs. Webb's comments consisted of correcting the vicinity map and showing a "no outlet" sign posted at the subdivision entrance; if needed.

Mrs. Keenum moved to approve the preliminary plan subject to all comments being addressed on the revised plan. Mr. Lukert seconded the motion and the motion carried.

VOS – Unit 148 – Major Development – Preliminary Review

Kimberly Burgess, Mid-State Engineering, was present and requested preliminary approval to develop a 93-lot subdivision. Public Works only comment consisted of adding a stop sign/stop bar at the entrance of Bailey Trail. Engineering comments consisted of adding a combination stop/street sign with a "no outlet" sign being placed at the entrance of Bailey Trail and showing a typical cross section for the roadway design. Mr. Hickey, Ms. Kirste, Mr. Lukert, Ms. Kitchens, and Mrs. Keenum had no comments. Mrs. Webb's comments consisted of correcting the vicinity map, showing the location of a "no outlet" sign on the north side of Bassinger Court, and adding the chord bearing and distance referenced in the legal description.

Mrs. Webb moved to approve the preliminary plan subject to all comments being addressed on the revised plans. Mr. Lukert seconded the motion and the motion carried.

VOS – Unit 149 – Major Development – Preliminary Review

Kimberly Burgess, Mid-State Engineering, was present and requested preliminary approval to develop an 86-lot subdivision. Mrs. Webb's comments consisted of correcting the vicinity map, showing the location of a "no outlet" sign on the north side of Bassinger Court, adding the chord bearing along Bailey Trail, and correcting the distance along lot 22. Mrs. Keenum, Ms. Kitchens, Mr. Lukert, Ms. Kirste, Mr. Hickey, and Mr. Parrett had no comments. Engineering comments consisted of providing a stop sign/stop bar for exiting onto Bailey Trail and providing a typical road cross-section.

Mrs. Webb moved to approve the preliminary plan subject to all comments being addressed on the revised plan. Mrs. Keenum seconded the motion and the motion carried.

VOS – Unit 150 – Major Development – Preliminary Review

Kimberly Burgess, Mid-State Engineering, was present and requested preliminary approval to develop a 197-lot subdivision. Public Works only comment consisted of adding a stop sign/stop bar at Bailey Trail and St. Charles Place. Engineering's only comment consisted of providing a "no outlet" sign for Dove Hollow Run at the intersection of Reedy Creek Place. Mr. Hickey, Ms. Kirste, Mr. Lukert, Ms. Kitchens, and Mrs. Keenum had no comments. Mrs. Webb's comments consisted of correcting the vicinity map, adding a note to Sheet 3 to reference Sheet 4 for lots 1-88, showing a "no outlet" sign posted on Dove Hollow Run south of Reedy Creek Place (if needed), and correcting the first call on the west side of the property and the south side of St. Charles Place since it is missing the point of curvature, radius, and arc information, and correcting all errors in the legal description.

Mrs. Webb moved to approve the preliminary plan subject to all comments being addressed on the revised plan. Mrs. Keenum seconded the motion and the motion carried.

Announcement

Mrs. Rogers informed the Committee that the County Administrator recommends that the contracting County Engineers not be voting members. Mrs. Rogers suggested a general policy change for this Development Review Committee is needed. Ms. Kirste concurred with Mrs. Rogers' suggestion.

Mrs. Webb moved to adopt a policy status change for the contracting County Engineers to become non-voting members. Mr. Lukert seconded the motion and the motion carried.

The next meeting is scheduled for July 17, 2006.

Mrs. Keenum moved to adjourn. Mr. Lukert seconded the motion and the motion carried.

Meeting adjourned at 2:25 p.m.